

Message Text

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PAGE 01 CANBER 04991 010845Z

15

ACTION FBO-01

INFO OCT-01 EA-07 ISO-00 A-01 ABF-01 M-02 /013 W

----- 062482

P R 010744Z AUG 74

FM AMEMBASSY CANBERRA

TO SECSTATE WASHDC 3782

INFO DIA WASHDC

UNCLAS CANBERRA 4991

E.O. 11652: N/A

TAGS: ABLD, AS

SUBJECT: ACQUISITION OF STAFF HOUSING UNITS FOR DOD

REF: STATE 130067, 6 FAM 732; DAO CABLE DIA-1250

1. OFFICE OF CAPITAL TERRITORY RECENTLY NOTIFIED EMBASSY, THROUGH DFA, THAT IT WAS PREPARED TO OFFER CHOICE IN BUILDING SITES TO EMBASSY IN NEWLY RELEASED CANBERRA SUBURB OF KAMBAH (BORDER OF NORTH SECTION OF TUGGERANONG) AT PREFERENTIAL RESERVE PRICE. DAO AND EMBASSY REPRESENTATIVES PERFORMED ON SITE INSPECTION AND DAO IDENTIFIED THEIR PREFERRED CHOICES, LOCATED JUST OFF PROPOSED MAIN ARTERY LEADING TO WODEN TOWN CENTER, AND WHEN THIS ACCESS ROUTE COMPLETED, APPROXIMATELY TWELVE MILES OR TWENTY MINUTES FROM CHANCERY BY CAR.

2. DAO FORWARDED ALL BACKGROUND INFORMATION ON ABOVE TO DIA UNDER COVER ITS TEL. 1250, REQUESTING SAME BE DISSEMINATED TO APPROPRIATE FBO REPRESENTATIVES. REFERENCE CABLE IDENTIFIES NOT ONLY LAND SITES BUT MODEL CHOICES OF JENNINGS HOMES (PLANS ON FILE WITH DEPARTMENT) AND OVERALL COST FACTORS WITHIN FUND LIMITATION FRAMEWORK. RELATIVE SIZES OF CHOSEN BLOCKS FOLLOWS:

SECTION 267 - BLOCK 15 - 922 SQ. MTRS.

SECTION 267 - BLOCK 13 - 959 SQ. MTRS.

SECTION 266 - BLOCK 3 - 1,213 SQ. MTRS.

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PAGE 02 CANBER 04991 010845Z

AS STATED IN DAO REFERENCE, DECISION ON FOURTH BLOCK
BEING DEFERRED PENDING FUNDING CLARIFICATION.

FOLLOWING DATA FURNISHED, PER 6 FAM 732:

A. (1) (2) AND (3) INCLUDED ABOVE, PREVIOUS
CABLES AND DIA 1250.

(4) - FULLY RESIDENTIAL, IN INITIAL STAGE OF
DEVELOPMENT.

(5) - COMMERCIAL ZONING HIGHLY RESTRICTED
TO IMMEDIATE BOUNDARIES PLANNED SHOPPING
CENTERS.

(6) - RESPONSIBILITY OF CIVIL AUTHORITIES,
WITH SMALL CHARGES FOR GARBAGE COLLECTIONS
ASSESSED WITHIN ANNUAL, NOMINAL "RATES" STRUCTURE.

B. ON FILE IN DEPARTMENT AND INCLUDED IN REFERENCES.

C. RECENT MAPS OF GREATER CANBERRA, INCLUDING TUGGERANONG,
ON FILE IN DEPARTMENT.

D. SURVEYS ACCOMPLISHED BY COMMONWEALTH AUTHORITIES, TO BE RELEASED
TO EMBASSY THROUGH LATTER'S SOLICITORS AT TIME OF DEED
REGISTRATION, ETC.

E. USUAL 99-YEAR LEASE, SIMILAR TO OTHER U.S. GOVERNMENT CONTROLLED
REALTY IN CANBERRA.

F. ALL BUILDING PLANS COVERING MODEL HOUSE CHOICES UNDERSTOOD
TO BE IN HANDS OF DEPARTMENT. PHOTOGRAPHS OF CURRENTLY UNIMPROVED
LAND AREAS WILL BE FORWARDED IN DUE COURSE.

G. ON FILE IN THE DEPARTMENT.

H. ON FILE IN THE DEPARTMENT.

I. DIA AND EMBASSY POSITIONS A MATTER OF RECORD WITH DEPARTMENT.

J. NOT AVAILABLE.

K. NOT APPLICABLE
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PAGE 03 CANBER 04991 010845Z

L. DIA AND EMBASSY POSITIONS ON FILE WITH THE DEPARTMENT.

3. EMBASSY PLANS TO CALL ON THE SERVICES OF ITS
SOLICITORS, MACPHILLAMY, CUMMINS & GIBSON TO EFFECT PROPER
REGISTRATION OF TITLE DEEDS, ETC. SOLICITORS FEEL
ADDITIONAL PLOT SURVEY REDUNDANT INASMUCH AS OFFICIAL
GOVERNMENT SURVEYORS WILL HAVE JUST COMPLETED OFFICIAL

COVERAGE, AND COPIES OF SURVEY WILL BE MADE AVAILABLE
TO EMBASSY FOR OFFICIAL FILES AT TIME OF TRANSFER.
SOLICITOR COSTS NOT EXPECTED EXCEED A\$100 (US\$150)

ACTION REQUESTED BY DEPARTMENT:
EMBASSY REQUESTS IT BE AUTHORIZED TO PROCEED WITH
ACQUISITION OF THREE BLOCKS OF UNIMPROVED LAND CITED
ABOVE, CURRENTLY RESERVED FOR LIMITED PERIOD IN
EMBASSY'S NAME BY THE OFFICE OF CAPITAL TERRITORIES,
PENDING RECEIPT OF EMBASSY'S AUTHORITY TO PURCHASE
FROM WASHINGTON. HARROP

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